



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



NOTICE OF PUBLIC HEARING NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION

Richard J. Bruckner
Director

PROJECT NUMBER R2011-01275-(1)

Appeal of Approval of Discretionary Director's Review RPP 201101088, with associated revised exhibit 'A' to ZEC8906 and CUP269

Notice is hereby given that the Regional Planning Commission will conduct a public hearing concerning this land use proposal on **Wednesday, August 29, 2012 at 9:00 a.m.** in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify. The hearing room will open at 8:50 a.m.

APPEAL REQUEST OF THE PROJECT: To establish a charter middle school with 450 students and 26 faculty members, consisting of one 2-story building and parking lot. A discretionary Director's Review is required for transitional parking located within the R-2 (Two-Family Residence) zone within 100' of the adjacent C-3 (Unlimited Commercial) zone. The southern-most 50' of the parking lot requires a non-discretionary revised exhibit "A" to CUP 269 and ZEC 8906. The school is a non-discretionary, permitted use in the C-3 zone. The project includes the demolition of the commercial building on parcel APN 5232-016-005 and the partial demolition of the south-east corner of the commercial building located at 3640 E. 1st Street (APNs 5232-016-004 and 5232-016-007) as depicted on the Demolition Plan.

LOCATION OF SUBJECT PROPERTY: The subject property is located at 3650 E. 1st Street, East Los Angeles (a.k.a. 113 S. Rowan Avenue) in the unincorporated community of East Los Angeles, in the East Los Angeles Zoned District. This case does not affect the zoning of surrounding properties.

If you are unable to attend the public hearing but wish to send written comments, please write to the Regional Planning Commission, Attn: Alice Wong, 320 West Temple Street, Los Angeles, California 90012.

If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Regional Planning Commission at or prior to the public hearing.

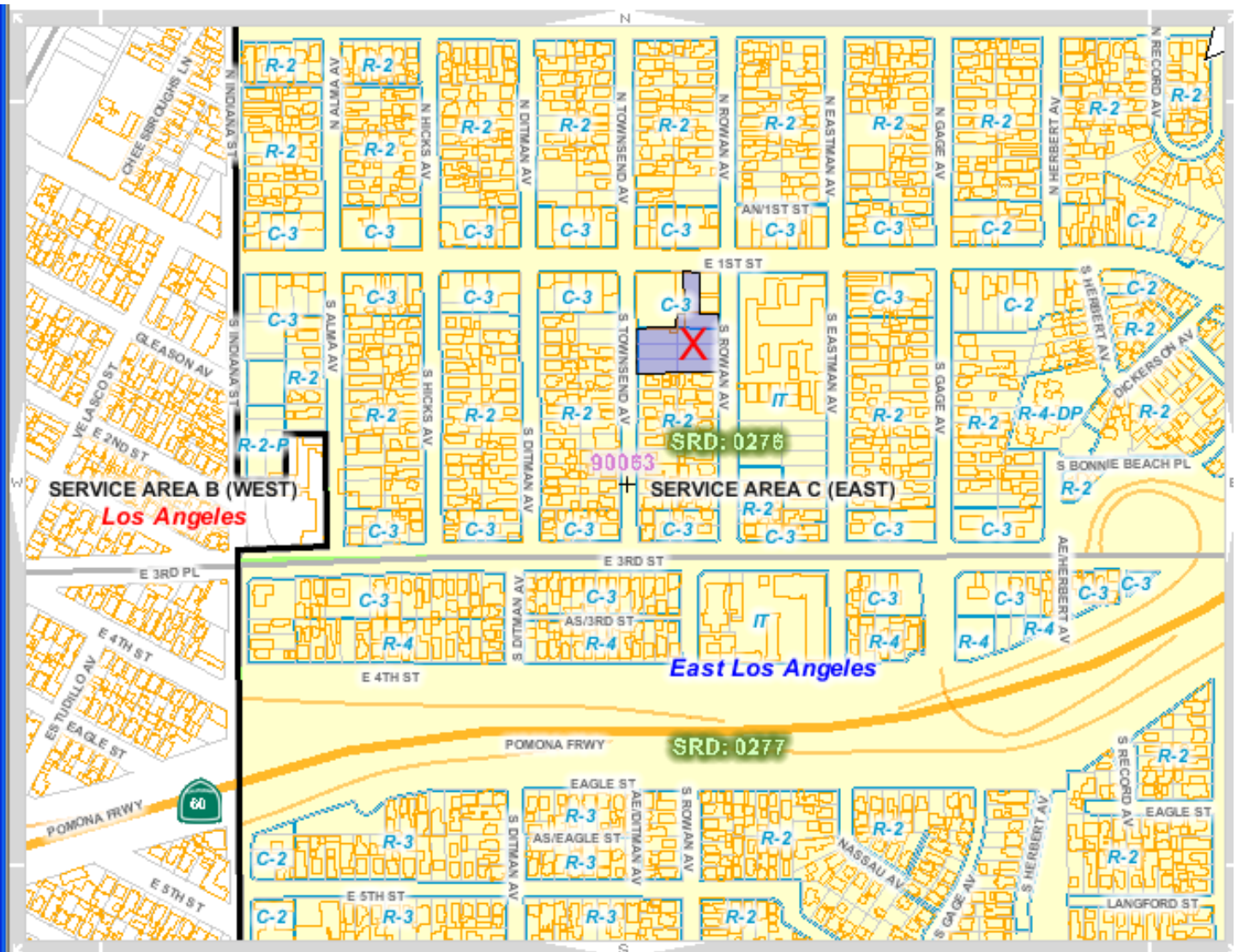
A Draft Negative Declaration has been prepared for this project. The draft environmental document concludes that the project design will not have a significant effect on the environment. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a Negative Declaration.

Case materials, including the environmental documentation, are available for review between 7:30 a.m. and 5:30 p.m., Monday through Thursday (**closed on Fridays**) in the offices of the Department of Regional Planning. Selected materials are also available on the Regional Planning website at <http://planning.lacounty.gov/case.htm> and at the following location beginning July 16, 2012. Additional information concerning this case may be obtained from the planner, **Alice Wong**.

Anthony Quinn Library
3965 Cesar Chavez Avenue, Los Angeles, CA 90063 323-264-7715

Si necesita mas información, por favor llame (213) 974-6438.

ADA ACCOMMODATIONS: *If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice.*



Scale: 1:7,156



Map Tool: TextMarkup

Active Layer: Parcel Boundary